20221362R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $260,000.00. Affiant Subscribed and sworn to before me, this the 23rd day of September, 2022. Notary Public My commission expires: 8/10/25

Karen Johnson Davidson County
Batch# 922774 DEEDWARR
09/28/2022 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20220928-0107220

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

CHRISTINA INDREI
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Rob Nemeth and Jennifer Sterne	American Financing Corporation	**119-03-0-015.00**
103 Desoto Drive	3045 S Parker Rd. Bldg. B. Ste. 100	
Nashville, TN 37210	Aurora, CO 80014	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Steven A. Claiborne, a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Nemeth, an unmarried man, and Jennifer Sterne, an unmarried woman,, as Joint Tenants with Right of Survivorship

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Mertie Milwee of record in Book 2331. page 117, Register's Office for said County

Said Lot No. 54 fronts 70 feet on the Southerly margin of Desoto Drive and extends back 168.0 feet on the Westerly line and 127.0 feet on the Easterly line to a broken line in the rear, measuring 94.74 feet thereon.

Being the same property conveyed to Steven A. Claiborne by Warranty deed from Ronald Keith Feinstein and spouse, Susan Feinstein of record in Instrument No. 20020430-0052681 Register's Office for Davidson County, Tennessee, dated April 26, 2002 and recorded on April 30, 2002.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 103 Desoto Drive, Nashville, TN 37210.

[signatures appear on the following page]

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF 23rd day of September, 2022:

Steven A Claiborne by Ryan Rafoth AIF
Steven A. Claiborne

Brenda Claiborne by Ryan Rafoth AIF
Brenda Claiborne **

** *Brenda Claiborne, spouse of Steven A. Claiborne, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.*

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, Ryan Rafoth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Steven A. Claiborne ("Principal"), and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 23rd day of September, 2022.

My Commission Expires: 8/10/25

Christina Indrei
Notary Public

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, Ryan Rafoth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Brenda Claiborne ("Principal"), and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 23rd day of September, 2022.

My Commission Expires: 8/10/25

Christina Indrei
Notary Public

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Sept. 23, 2022 (date of document).

Affiant Signature

9.23.22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23 day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 8/10/25

NOTARY'S SEAL

